



**ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
New Braunfels Municipal Building, Council Chambers  
424 S. Castell Avenue, New Braunfels, Texas  
November 20, 2014  
6:00 P.M.  
AGENDA**

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**

- October 23, 2014 Regular Meeting.

4. **CONSIDERATION OF 2015 CALENDAR AND SCHEDULE**

5. **PUBLIC HEARINGS**

- (A) **Case #Z-14-023:** Hold a public hearing and consider a request for a variance to Section 3.3-8(b)(1) to allow a 15-foot encroachment into the 20-foot rear setback for construction of an office building in the "C-2" General Business District at 618 Comal Avenue.  
*Applicant: David Lamberts*  
*Case Manager: Holly Mullins*
- (B) **Case #Z-14-024:** Hold a public hearing and consider a request for a variance to Section 3.3-1(b)(1)(iii) to allow a two-story addition, including a garage, to an existing single-family dwelling to encroach up to 2 feet into the 5-foot side yard setback in the "R-2" Single-Family and Two-Family District located at 1825 Kuehler Avenue.  
*Applicant: Brian Lyons*  
*Case Manager: Matt Greene*
- (C) **Case #Z-14-025:** Hold a public hearing and consider a request for a variance to Section 5.3-2(b) to allow a proposed solid fence in the front yard of Lots 1, 2, 3 and 18, Gruene Wald Subdivision, to be 6 feet in height rather than the maximum allowed height of 3 feet in the "R-1" Single-Family District, located at the intersections of Gruene Wald and Rolling Rapids Drive and Gruene Wald and Cypress Bend Cove.  
*Applicant: Bert Dement Company, LLC (Bert Dement)*  
*Case Manager: Matt Greene*
- (D) **Case #Z-14-026:** Hold a public hearing and consider a request for a variance to Section 3.3-2(b)(1) to allow an 8-foot encroachment into the 20-foot rear setback for an addition to a house in the "R-2" Single-Family and Two-Family District at 173 Caddell Lane.  
*Applicant: Chris Thayer*  
*Case Manager: Holly Mullins*

6. **ADJOURNMENT**

**CERTIFICATION**

I hereby certify that the above Notice of Meeting was posted on the Bulletin Board at the New Braunfels Municipal Building, New Braunfels, Texas on this the 14 day of November, 2014, at 12:00 p.m.



A handwritten signature in blue ink, appearing to read "PATRICK A. TEN", is written over a horizontal line.

Patrick Aten, City Secretary  
City of New Braunfels

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 221-4010 at least two work days prior to the meeting so that appropriate arrangements can be made.

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